



**Cambridge Gardens College, 5-7, Cambridge
Gardens, Hastings, TN34 1EH**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

£800,000

*** INVESTMENT/ RENOVATION OPPORTUNITY ***

PCM Estate Agents present to the market this incredibly RARE OPPORTUNITY to acquire this building arranged over FIVE STOREYS and offers a VAST NUMBER OF VERSATILE ROOMS mainly used as classrooms. To the basement there is a LARGE OPEN PLAN ROOM which has access to the REAR COURTYARD GARDEN. Current rateable value £22,250 (effective from April 2023).

The property is currently used as a Language School and offers unexplored potential for development, subject to necessary planning and building consents.

Located in the heart of Hastings town centre, the property is ideally located close to all amenities, mainline railway station and seafront.

Please call the owners agents now to arrange your viewing and avoid missing out on this opportunity.

Council Tax Band:





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Investment Opportunity
- Arranged over Five Storeys
- Vast Number of Rooms
- Rear Courtyard Garden

- CHAIN FREE

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		